



**MASONS**  
ESTATE AGENTS



Total area: approx. 283.5 sq. metres (3051.6 sq. feet)  
These floor plans are not to scale and are for guidance purposes only. Plans produced using PlanUz.

167 Upper Woodcote Road, Caversham Heights, Reading, RG4 7JR  
 Price £1,195,000 Freehold



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Masons are proud to offer to the market this vastly extended and completely renovated, four/five bedroom detached house, presented for sale in truly immaculate condition throughout and located on a sought after road in Caversham Heights and close to Caversham & Reading centres, along with /reading mainline station. Finished to a high specification this beautiful home offers versatile living accommodation and has steels in place for a potential loft conversion subject to the necessary planning consents. The accommodation comprises of 30ft kitchen/dining/living area with bi-folding doors to the garden, a spacious lounge, a snug, an office/bedroom five, a utility room and a downstairs cloakroom. Further benefits include four further double bedrooms, two of which have ensembles and the 18ft master bedroom is complete with dressing room, a family bathroom, off road parking for several cars, a garage and one of the main features of the house is the large well-tended and mature south west facing garden, which back onto the golf course. Viewing highly recommended.

- Extended & Completely Renovated
- Presented in Immaculate Order
- Large Mature Garden Backing onto Golf Course
- Large Open Plan Kitchen/Living/Dining
- Close to Caversham & Reading Centres
- Catchment for The Heights Primary
- Four/Five Bedrooms
- Steels in place for potential loft conversion STNPC

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Front door to spacious entrance hall, which has the stairs to the first floor and doors to:

Kitchen/dining/living: 30'3" x 25'8" modern range of eye and base level units with integrated appliances and large island, room for table and chairs and sofa. Bi-folding doors to the garden.

Utility room: space for white goods, a range of base and eye level units. Side access to garden.

Lounge: 14'3" x 13'6" double glazed front aspect with open fire.

Snug: 12'9" x 11'5" wood burning stove.

Office/bedroom 5: 14'10" x 7'2" double glazed rear aspect. Cloakroom: low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 18'8" x 16'9" double glazed rear aspect with great views, door to the dressing room and door to:

Ensuite: shower cubicle, low level wc and wash basin.

Bedroom 2: 12'8" x 12'4" double glazed front aspect, door to:

Ensuite: shower cubicle, low level wc and wash basin.

Bedroom 3: 13'0" x 12'2" double glazed rear aspect.

Bedroom 4: 17'0" x 12'1" double glazed front aspect.

Family bathroom: panel enclosed bath, separate shower cubicle, low level wc and wash basin.

Outside: To the front there is off road parking for several cars and access to the garage and to the side of the property. To the rear of the property is a fabulous mature garden exceeding 200ft in length. Mainly laid to lawn with a patio, a variety of trees, shrubs flowers and includes a shed a summer house/log cabin with power.

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